



Anfian, Northmoor Green Road, Moorland, Nr. Bridgwater TA7 0AX
Auction Guide Price £160,000 - £170,000

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The property is currently let under an Assured Tenancy at a rent of £887.50 per calendar month. We understand that the appropriate Section 13 (Form 4) notice has been served, proposing an increase of £150 per calendar month to the current rent.

Auctioneer’s Note: There will be no internal viewings of the property. Interested parties may view externally, strictly respecting the tenant’s rights at all times.

No internal inspection has been carried out. The accommodation schedule has been provided from previous inspections undertaken by other parties. The property is offered for sale by public auction on Thursday, 26th March 2026.

Ground Floor	Entrance porch, entrance hall, living room, dining room, kitchen, utility room with access to garage, 3 bedrooms, bathroom currently arranged as wet room
Outside	Garage (currently converted into a room) with driveway, gardens
Rent	Current rent £10,650 per annum Projected rent £12,450 per annum

Tenure: Freehold / Energy Rating: E / Council Tax Band: D

FOR SALE BY PUBLIC AUCTION ON - 26th March 2026

Auction pack available to view via www.networkacutions.co.uk

Detached bungalow

Three bedrooms

Ample off road parking

Garage

Gardens to front & rear



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £40 + VAT (£48) **per buyer** will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.